

# C I T Y   P L A N N I N G   C O M M I S S I O N   M I N U T E S

A P R I L   7,   2 0 0 5

The regular meeting of the City Planning Commission convened Thursday, April 7, 2005, at 1:32pm in the City Council Chambers, 333 W. Ocean Boulevard.

**PRESENT: COMMISSIONERS:** Morton Stuhlbarg, Matthew Jenkins,  
Mitch Rouse, Nick Sramek,  
Charles Greenberg, Leslie Gentile

**ABSENT: EXCUSED:** Charles Winn

**CHAIRMAN:** Morton Stuhlbarg

**STAFF MEMBERS PRESENT:** Greg Carpenter, Planning Manager  
Carolyn Bihn, Zoning Officer  
Angela Reynolds, Advance Planning  
Jayme Mekis, Planner  
Derek Burnham, Planner

**OTHERS PRESENT:** Mike Mais, Assistant City Attorney  
Donna Guin, Sr. Deputy City Attorney  
Marcia Gold, Minutes Clerk

## P L E D G E   O F   A L L E G I A N C E

Commissioner Rouse led the pledge of allegiance.

## M I N U T E S

The minutes of January 20, 2005 were approved on a motion by Commissioner Sramek, seconded by Commissioner Jenkins, and passed 4-0-2. Commissioners Rouse and Jenkins abstained, and Commissioner Winn was absent.

The minutes of February 17, 2005 were approved on a motion by Commissioner Rouse, seconded by Commissioner Jenkins and passed 4-0-2. Commissioners Greenberg and Stuhlbarg abstained, and Commissioner Winn was absent.

The minutes of March 3, 2005 were approved on a motion by Commissioner Greenberg, seconded by Commissioner Gentile, and passed 4-0-2. Commissioners Rouse and Jenkins abstained, and Commissioner Winn was absent.

The minutes of March 17, 2005 were passed on a motion by Commissioner Rouse, seconded by Commissioner Jenkins and passed 4-0-2. Commissioners Greenberg and Gentile abstained, and Commissioner Winn was absent.

## **S W E A R I N G   O F   W I T N E S S E S**

## **C O N S E N T   C A L E N D A R**

Greg Carpenter noted that Item 1A had been withdrawn by the applicant. Commissioner Greenberg inquired about the specific TAC requirements that applied to Item 1B.

Items 1B, 1C, 1D and 1E of the consent calendar were approved as presented by staff on a motion by Commissioner Jenkins, seconded by Commissioner Greenberg, and passed 6-0. Commissioner Winn was absent.

### **1A. Case No. 0502-24, Administrative Use Permit, CE 05-30**

Applicant: Renew Integrated Program, Inc.  
c/o Pat Brown  
Subject Site: 4000 Long Beach Blvd. (Council District 8)  
Description: Hearing to consider a request to establish an outpatient counseling facility for small groups and individuals with mental and substance abuse disorders.

Item withdrawn by applicant.

### **1B. Case No. 0501-12, Conditional Use Permit, CE 05-10**

Applicant: Robert Stewart  
Subject Site: 1621 Spring Street (Council District 7)  
Description: Conditional Use Permit to allow a retail sales use (spa sales) on an industrially zoned parcel.

Approved the Conditional Use Permit, subject to conditions.

### **1C. Case No. 0502-03, Tentative Subdivision Map, CE 05-15**

Applicant: Kadee Della Donna  
Subject Site: 1066 Gladys Avenue (Council District 4)  
Description: Hearing to consider Vesting Tentative Map No. 65267 to convert an existing eight-unit property into condominiums.

Approved Tentative Map No. 62567, subject to conditions.

**1D. Case No. GPC 4-7-04**

Applicant: Ben Besley, The Olsen Company  
Subject Site: 133 The Promenade North (Council District 2)  
Description: Finding of conformity with the General Plan for a subterranean space vacation and a public rights-of-way vacation and dedication.

Found the proposed vacation of the subterranean space along The Promenade North and public rights-of-way vacation and dedication in conformance with the adopted goals and policies of the City's General Plan.

**1E. Mills Act Historic Property Contracts**

Applicant: Cultural Heritage Commission  
Subject Site: 3040 First Street (Council District 3)  
Description: Mills Act Historic Property Contract for 3040 First Street.

Recommended that City Council approve the execution of a Mills Act Historic Property Contract.

**C O N T I N U E D I T E M S**

**2. Case No. 0408-18, Standards Variance, Local Coastal Development Permit, CE 04-166**

Applicant: Robert Schneider  
Appellants: Judith Cannavo and John and Marguerite Morel  
Subject Site: 116 Termino Avenue (Council District 3)  
Description: Appeal of the Zoning Administrator's decision to approve a Local Coastal Development Permit and Standards Variance for a second story home addition with a building height of 31 feet from grade (instead of not more than 25 feet).

Derek Burnham presented the staff report recommending denial of the appeal and upholding the Zoning Administrator's decision, since the subject site was physically unique; the addition would be in character with the surrounding neighborhood, and since positive findings could be made to support the variance request.

It was noted that Commissioner Jenkins had listened to the tapes of the previous hearing on the item so he could vote on it today.

Judith Cannavo, 4000 E. 2<sup>nd</sup> Street, appellant, expressed her opposition to the variance, stating she felt there was no hardship involved for the applicant, and that it would be the largest home in the area. Ms. Cannavo agreed that the adjacent condominium building was too large for the street.

Marguerite Morel, 125 Termino, appellant, asked that the second story be lowered to 25', and showed photos of nearby homes with similar roof heights.

Douglas Otto, 444 Ocean, applicant representative, stated they had addressed community concerns by downsizing the proposed addition to the lowest possible height.

Paul Altimari, 27 Prospect Avenue, project architect, described the lowered addition and noted that the change in lot grade was the driving force behind the variance request.

In response to a concern expressed by Commissioner Greenberg about the precedent-setting aspects of the case, Mr. Carpenter noted that the property is unique as shown by the height of the retaining wall at the front of the lot.

Mr. Otto presented a panoramic photograph of the block in question showing the large condominium building directly adjacent to the subject property in relation to the requested roof height.

Marguerite Morel also presented a photograph showing the height of the original requested variance, and she also expressed concern that the decision could be precedent-setting.

Mark Baxus, 115 Termino, neighbor, agreed that the decision could be precedent-setting.

Melinda Cotton, 158 Park Avenue, spoke against the applicant, saying she felt this could lead to 'mansionization' of the area.

Mr. Carpenter noted that staff had determined that the intent of the district zoning allowed two-story homes, which due to the slope of the lot in this case, could not be built to code without a variance. He added that the condominium building dwarfed the subject site, adding to the unique factors that had

to exist before staff would ever recommend a variance for future requests.

Commissioner Jenkins noted that in the panoramic photo, the proposed addition seemed much lower than many existing buildings around the site.

Commissioner Jenkins then moved to deny the appeal and uphold the Zoning Administrator's decision to grant the Local Coastal Development Permit and Standards Variance, subject to revised plans and conditions of approval.

Commissioner Greenberg pointed out that the City's way of measuring grade in this case made it difficult to apply normal rules, but that he felt the final appearance of the proposed addition as seen in the panoramic photo was more persuasive, and it would be smaller than other homes on the street that met code requirements. Mr. Greenberg added that this case would not be precedent-setting because of the lot grade issue.

Commissioner Greenberg then seconded the motion, which passed 6-0. Commissioner Winn was absent.

### **3. Case No. 0502-35, Zoning Amendment, ND 11-05**

Applicant: Jim Najah and Greg Carpenter, Planning Manager, City of Long Beach  
Subject Site: Broadway Corridor of the East Village sub area of Downtown Planned Development District (PD-30) (Council District 2)  
Description: Hearing to consider an amendment to the Downtown Long Beach Planned Development District to adjust the density and building height standards in a portion of the East Village Mixed Use District of PD-30.

Carolyn Bihn presented the staff report recommending that the Commission certify the Negative Declaration and recommend that the City Council adopt the ordinance since the proposed zoning code amendment has received widespread public support and was designed to provide opportunities for infill development in the area while helping to create a complete, vibrant and human-scaled urban neighborhood consistent with the goals, objectives and provision of the General Plan.

Ms. Bihn also noted three minor changes to the Conditions of Approval triggered by a re-examination of the density and building height standards in the PD.

In response to Commissioner Sramek's inquiry about the Redevelopment Agency's input for the item, Mr. Carpenter noted that they were not required by the MOU to review the item, but had expressed support for the program as proposed.

Jim Najah, 125 & 145 Linden Avenue, applicant, said he felt this would be a key project that would revitalize and reactivate the street and neighborhood.

Hang Chu, 101 Alamitos, property owner, also expressed his support for the project, saying it would unify the look of the area while improving the City's image and adding to the tax base. Mr. Chu noted that it would also increase investment and home ownership opportunities.

Todd Cutts, no address given, Economic Development Manager, Downtown Long Beach Associates, expressed the group's support for the amendment.

Commissioner Greenberg moved to certify Negative Declaration 11-05 and to recommend that the City Council adopt an ordinance to amend PD-30 relative to residential density and building height in the East Village Mixed Use Sub area. Commissioner Sramek seconded the motion, which passed 6-0. Commissioner Winn was absent.

**4. Case No. 0406-30, Conditional Use Permit, Site Plan Review, Tentative Subdivision Map, ND 27-04**

Applicant: Jim Najah  
Subject Site: 125 & 145 Linden Avenue (Council District 2)  
Description: Hearing to consider a request for a Conditional Use Permit to waive density regulations for the Broadlind Hotel at 145 Linden Avenue and a request for Site Plan Review and Tentative Subdivision Map to allow the new construction of a four-story mixed-use development.

Commissioner Greenberg asked the developer how the project architecture reflected the historic aspects of the area.

Chairman Stuhlbarg moved to certify Negative Declaration 27-04, and to approve the Tentative Map, Site Plan Review and Conditional Use Permit, subject to the revised conditions. Commissioner Jenkins seconded the motion, which passed 6-0. Commissioner Winn was absent.

## REGULAR AGENDA

### 5. Case No. 0502-02, Conditional Use Permit, CE 05-14

Applicant: Art Rodriguez & Associates  
Subject Site: 2222 Bellflower Blvd. (Council District 4)  
Description: Hearing to consider a Conditional Use Permit request to allow the sales of general alcoholic beverages for off-premise consumption at a Trader Joe's retail grocery store.

Jayne Mekis presented the staff report recommending approval of the Conditional Use Permit since the request was consistent with the General Plan and Municipal Code, and because operational conditions of approval relating to maintenance, loitering and hours of operation would ensure that the proposed project would not adversely impact adjacent land uses, but would instead be an asset to the surrounding community with significant improvements to the center.

Mr. Carpenter noted the addition of revised conditions relating to traffic control measures, pedestrian and cart management that had been agreed to by the applicant.

Peter Impala, 2222 Bellflower, applicant representative from Art Rodriguez and Associates, stated they were in agreement with all the conditions of approval, including the revised ones.

In response to a query from Commissioner Sramek regarding alcohol sales licenses, Mr. Impala stated that the licenses were so crucial to store profits that Trader Joe's would not build a new store without one.

In response to a query from Commissioner Greenberg regarding increased traffic in the area, Mr. Carpenter replied that Trader Joe's would be opening the back of the store to the rear parking lot to minimize and disperse traffic impacts.

Rodney Bickle, 2222 Bellflower Blvd., applicant's project manager, in response to a query from Commissioner Gentile about a wall at the rear of the store, explained that it was for a handicapped ramp.

Commissioner Sramek moved to approve the Conditional Use Permit, subject to the revised and new conditions. Chairman Stuhlbarg seconded the motion, which passed 6-0. Commissioner Winn was absent.

**M A T T E R S   F R O M   T H E   A U D I E N C E**

There were no matters from the audience.

**M A T T E R S   F R O M   T H E   D E P A R T M E N T   O F  
P L A N N I N G   A N D   B U I L D I N G**

Greg Carpenter announced that the new Director of Planning and Building, Suzanne Frick, would be starting on April 18<sup>th</sup>.

Angela Reynolds gave an update on the General Plan, noting that the preliminary land use concepts had been completed, and that a traffic model would be run to examine consequences of the various uses proposed.

**M A T T E R S   F R O M   T H E   P L A N N I N G  
C O M M I S S I O N**

There were no matters from the Planning Commission.

**A D J O U R N**

The meeting adjourned at 3:25pm.

Respectfully submitted,

Marcia Gold  
Minutes Clerk